

Towne Road Crossing PUD Amendment I – Zoning

Neighborhood Meeting Summary

Project/Applicant: H&H Stables, LLC
Towne Road Crossing PUD Amendment I - Zoning Request
Docket No. 2206-PUD-11

Date: May 26, 2022 at 6:30 pm

Location: Hampton Inn Westfield located at 17400 Wheeler Road, Westfield, IN 46074

Presenters: Chad Hughes and Ron O'Connor – H&H Stables, LLC
Jon Dobosiewicz – Nelson & Frankenberger, LLC

Attendees: Daine Crabtree – Westfield Planning Staff
Councilor Johns
See **Ex. A** For Sign-In-Sheet

The Neighborhood Meeting began at 6:30 pm and an overview summary of the proposal and the review process was provided to the neighbors by Chad Hughes, Ron O'Connor and Jon Dobosiewicz.

Neighbor Meeting Comments and Questions:

- Where will the trails be located along the creek?
 - The trail system was described and it was stated that the trails will not touch the creek bank.
- Annexation into Westfield will only be the subject property and will not include any surrounding properties.
- Watershed, detention, and retention question.
 - The detailed design of the watershed, detention and retention issues is addressed at the platting and development plan stage, which is after the rezone stage. Any proposed drainage, detention, etc., plans and must meet the standards of design for the City of Westfield and the County Surveyor's office. The plan included with the PUD Ordinance is a conceptual plan.
- Where is the location of the easement that runs through the property?
 - This easement is located on the flood fringe or plane and this this area will remain green space.
- General discussion regarding future construction of Town Road East of the Creek.
- There is no road frontage along State Road 32 that is currently owned by the H&H Stables.

- What may be the Town Road alignment?
 - The concept plan that was included with the original PUD was conceptual in nature.
 - As part of this rezone process, we will be working with Westfield Board of Public Works/Engineering department to coordinate how the road serving our property connects to the north toward SR 32.
 - The request proposes 120' of Right-of-way so that a road can be built to City standards.
- What is the timeline for the project?
 - We hope to be through zoning and entitlement by end of July.
- Houses will be serviced by city and local utilities and will not be served by well and septic.
- What are the covenants for the neighborhood?
 - We are not far along enough in the process to have drafted covenants, but covenants will be established as part of any development that is approved.
- What happens if the barn and pastures don't work?
 - We will have to go back to the Council and ask for the zoning to be changed to address such a scenario. Currently, we are confident in our proposal and can review a Plan B in the future if that becomes necessary.
- Who will be taking care of the horses?
 - The care of the horses is extremely important, if not one of the highest priorities. We will have a well thought out plan for the hiring of qualified individuals for the care of the horses.
 - We also believe that those caring for the horses will have a "generational" career opportunity at this facility.
- How many horses will be there full time?
 - There is capacity for 140, but only 25 horses will reside full time at any given time.
- Will H&H rent out the facility?
 - H&H Stables is still analyzing various options, but at this time, such a scenario seems possible.

- **The meeting concluded at 7:17PM**